



Los Angeles County  
**Department of  
 Regional Planning**

# AGENDA

Meeting Place: Room 150 Hall of Records  
 320 W. Temple Street  
 Los Angeles, California 90012

**Hearing Officer(s):**  
 Ms. Hachiya: Items 1, 3-10  
 Mr. Garcia: Item 2



Los Angeles County  
**Regional Planning  
 Commission**

**Meeting Date: March 17, 2015 – Tuesday**

**Time: 9:00 a.m.**

## PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

## PART II - PUBLIC HEARINGS

### Zoning Permits

2. **(Continued from 12/16/14 and 02/03/15)**  
 Project No. R2012-00400-(5) (Ms. Nazar)  
 Conditional Use Permit No. 201200037  
 Applicant: Park Marino Land Company, LP  
 2601 East Washington Boulevard  
 Altadena Zoned District

To authorize the continued operation and maintenance of an adult residential facility and the construction and operation of an Alzheimer’s Unit in the C-2-DP-BE-U/C (Unlimited Commercial - Development Plan - Billboard Exclusion – Unilateral Contract) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

3. Project No. 97159-(5) (Ms. Chi)  
 Nonconforming Review Permit No. 200800016  
 Applicant: Polish Center in Los Angeles  
 13130 Soledad Canyon Road  
 Soledad Zoned District

To authorize the continued operation and maintenance of an existing recreational vehicle park in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

- Si no entiende este aviso o necesita más información por favor llame este número (213) 974-6466.
- If you require special accommodations or material in alternate format, please contact the ADA Coordinator, Office, at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.

## HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

4. Project No. R2008-00758-(4) (Ms. Chi)  
 Conditional Use Permit No. 200800081  
 Applicant: JiLong Inc.  
 19043-19045 East Colima Road  
 Puente Zoned District

To authorize the continued sale of beer and wine for on-site consumption in an existing restaurant in a C-2-BE (Neighborhood Business – Billboard Exclusion) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

5. Project No. R2014-01071-(5) (Ms. Siemers)  
 Conditional Use Permit No. 201400085  
 Applicant: Jeff Ruffner  
 30000 Hasley Canyon Road  
 Castaic Area Zoned District

To authorize the continued use, operation, and maintenance of an existing mobile home park in the A-2-2 (Heavy Agricultural - Two Acre Minimum Lot Area) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

6. Project No. R2014-03654-(4) (Ms. Arakelian)  
 Conditional Use Permit No. 201400174  
 Applicant: Sprint PCS  
 Public right-of-way adjacent to 27430½ Sunnyridge Road  
 Rolling Hills Zoned District

To authorize the continued operation and maintenance of an unmanned wireless telecommunication facility in the public right-of-way. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

7. Project No. R2014-02324-(3) (Mr. Finkel)  
 Conditional Use Permit No. 201400105  
 Applicant: Sprint Nextel  
 Public right-of-way adjacent to 31485 Mulholland Highway  
 The Malibu Zoned District

To authorize the continued operation and maintenance of a wireless telecommunications facility located in the public right-of-way with no changes. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

## HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

8. Project No. R2014-02325-(3) (Mr. Finkel)  
 Conditional Use Permit No. 201400106  
 Applicant: Sprint Nextel  
 Public right-of-way adjacent to Assessor's Parcel No. 4471-019-903  
 The Malibu Zoned District

To authorize the continued operation and maintenance of a wireless telecommunications facility located in the public right-of-way with no changes. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

9. Project No. R2013-01060-(1) (Ms. Masis)  
 Nonconforming Review No. 201300002  
 Applicant: Alberto G. Lopez  
 3867 Hammel Street  
 East Los Angeles Zoned District

To authorize the continued operation and maintenance of an existing neighborhood market in the R-2 (Two-Family Residence) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART III - PUBLIC COMMENT

10. Public comment pursuant to Section 54954.3 of the Government Code

## HEARING OFFICER AGENDA

PART IV - ADJOURNMENTADJOURNMENT TO 9:00 A.M. APRIL 7, 2015**GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA – California Environmental Quality Act

SEA - Significant Ecological Area

EIR – Environmental Impact Report

MND – Mitigated Negative Declaration

ND – Negative Declaration

CE – Categorical Exemption

**TIME LIMITS:** The Hearing Officer has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Hearing Officer will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Hearing Officer may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

**TIME LIMITS FOR APPEAL ITEMS:** Appellant and applicant shall be provided equal time to present evidence. The Hearing Officer shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

**WRITTEN TESTIMONY:** Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

**PUBLIC HEARING CLOSING AND RE-OPENING:** Public hearings that are closed during the course of the meeting may be re-opened by the Hearing Officer without notice at any time prior to adjournment of the meeting.

**LOBBYIST REGISTRATION:** Any person who seeks support or endorsement from the Hearing Officer on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

**MEETING MATERIALS:** The agenda package is available at the Department of Regional Planning ("Department"), 320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, California 90012, and may be accessible on the Department's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to the Hearing Officer after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at the Department and are also available in the hearing room on the day of the Hearing Officer meeting regarding that matter.

**LIVE WEB STREAMING:** The Department of Regional Planning broadcasts all regularly scheduled Hearing Officer Meetings on its website at <http://planning.lacounty.gov>.